



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

March 27, 2025

TIME: 9:00 a.m.

PLACE: 25 County Center Drive, Suite 201, Oroville, CA

I. CALL TO ORDER

Chair Schleiger called the meeting to order at 9:00 a.m.

Pledge of Allegiance

II. ROLL CALL - Commissioners Flicker, Parrott, Donati, Roethler, and Chair Schleiger

Present: Commissioner Donati, Commissioner Flicker, Commissioner Parrott, Commissioner Roethler, Chair Schleiger.

Absent:

Others Present:

County Counsel: Roger Wilson, Chief Deputy County Counsel

Kim Hunter, Public Works, Deputy Director of Land Development

Development Services:

Dan Breedon, AICP, Planning Division Manager

Rowland Hickel, AICP, Senior Planner

Cortney Kingsley, Office Assistant

Sarah Ensley, Moderator

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Schleiger asked all commissioners if there were any ex parte communications to disclose.

Commissioner Flicker disclosed that she had communicated with a member of the public regarding Item VI.A. Orchardcrest Estates Map Extension and Map Modification (MEXT25-

0001).

IV. ACCEPTANCE OF AGENDA - Commission members and staff may request additions, deletions or changes in the Agenda order.

Continued Item VI.A., Orchardcrest Estates Map Extension and Map Modification (MEXT25-0001), to the next Planning Commission meeting, April 24, 2025.

A motion was made by Commissioner Parrot to accept the agenda.

Commissioner Donati seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Parrott, Commissioner Flicker, Commissioner Roethler, and Commissioner Donati

Nays:

Abstain:

Absent:

Accepted 5:0

V. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA – This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action on any item presented if it is not listed on the Agenda.

None.

VI. PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION - The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCClerk@buttecounty.net or by providing written comments via email or mail. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. ORCHARDCREST ESTATES MAP EXTENSION AND MAP MODIFICATION (MEXT25-0001)

Request for a 6-year time extension for an approved Tentative Subdivision Map (TSM20-0004) for Orchardcrest Estates, which is set to expire on January 25, 2026. The extension request includes a proposed modification to the tentative map to phase development into two stages. The first phase consists of 46 lots (Lot Nos. 7-26 and 67-92) and Lot B (Detention Basin) on the northern part of the project site. The second phase encompasses 46 lots (Lots Nos. 1-6 and 27-66) as well as Lots A and C (Park Dedications). The Butte County Planning Commission approved TSM20-0004 on January 25, 2024, allowing the subdivision of a 21-acre property into 92 lots, with lot sizes ranging from 0.14 to 0.26 acres. The project site is located at 1095 Middlehoff Lane, north of Highway 162, between 10th Street and Middlehoff Lane, approximately 0.33 miles west of the City of Oroville city limits.

Assessor Parcel Number: 030-170-080,
(Rowland Hickel, AICP, Senior Planner)

AGENDA REPORT

POWERPOINT

Continued to next Planning Commission meeting, April 24, 2025.

Chair Schleiger opened for public comment.

Public Speakers:

David Goyer made a public comment.

Derrald Buis made a public comment.

Radu Olteanu made a public comment.

Theodore Cochran made a public comment.

Darla L Meakin made a public comment.

Chair Schleiger closed public comment.

B. MAGALIA GENERAL PLAN AMENDMENT (GPA23-0002) AND REZONE (REZ23-0002)

County-initiated General Plan Amendment and Rezone for multiple parcels in Magalia, along Lakeridge Circle (Magalia Center) and Old Magalia. The General Plan Amendment changes the land use designation of three parcels off Lakeridge Circle: two parcels totaling 4.39 acres will change from Retail-Office (RTL) to Mixed Use (MU), and one parcel totaling 1.26 acres will change from Mixed Use (MU) to Public (P). The Rezone amends the Magalia Center zoning map for fifteen parcels totaling 35.07 acres, changing the zoning from GC (General Commercial) to MU-2 (Mixed Use-2) and one 1.26-acre parcel from GC to P (Public). The Rezone in Old Magalia amends the zoning map for 14 parcels totaling 9.74 acres, changing the zoning from GC to MU-2. The project site consists of two separate areas in the Community of Magalia: the Magalia Center, on the east side of Lakeridge Circle, and the Old Magalia neighborhood, near Old Skyway and Indian Drive.
(Rowland Hickel, AICP, Senior Planner)

AGENDA REPORT

POWERPOINT

The project was presented by Senior Planner, Rowland Hickel.

Chair Schleiger opened for public comment.

Public Speakers:

John Stonebraker made a public comment.

Dan Efseaff made a public comment.

Kristi Sweeney made a public comment.

Chair Schleiger closed public comment.

A motion was made by Commissioner Parrot, to adopt the Resolution making findings and recommending that the Board of Supervisors adopt the Addendum and approve the General Plan Amendment and Zone Change.

Commissioner Flicker seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Parrott, Commissioner Flicker, Commissioner Roethler, and Commissioner Donati

Nays:

Abstain:

Absent:

Approved 5:0

VII. GENERAL BUSINESS - This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing but will always be listed as part of the agenda.

A. Planning Manager's Report

Planning Manager Dan Breedon provided information regarding decisions from the Board of Supervisors for Planning Commission projects that had progressed through the Planning Commission but required further consideration and decision by the Board.

B. Planning Commission Concerns

None.

VIII. MINUTES

A. February 27, 2025

A motion was made by Commissioner Flicker to accept the February 27, 2025 Minutes.

The motion was seconded by Commissioner Parrot.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Parrott, Commissioner Flicker

Nays:

Abstain: Commissioner Roethler

Absent:

Accepted 4:0:1

IX. ADJOURNMENT

Chair Schleiger adjourned the meeting at 09:48 a.m.